

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL C-2-33 URBAN RENEWAL AREA  
PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Guy Gemellaro has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel C-2-33 in the Waterfront Urban Renewal Area:

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Guy Gemellaro be and hereby is tentatively designated as redeveloper of Disposition Parcel C-2-33 in the Waterfront Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
  - (i) Evidence of the availability of necessary equity funds; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
  - (iii) Final Working Drawings and Specifications; and
  - (iv) Proposed construction and rental schedules.



2. That disposal of Parcel C-2-33 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that Guy Gemellaro possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.







*Roland Orlandi*  
*Counselor at Law*

*27 School Street*  
*Suite 502*  
*Boston, Ma. 02108*

June 7, 1979

Mr. Robert Ryan, Director  
Boston Redevelopment Authority  
City Hall  
Boston, Massachusetts 02201

RECEIVED

JUN 12 1979

Re: Waterfront Project, Mass. R-77  
Parcel C-2-23  
53-55 Fulton Street, Boston

BOSTON REDEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR

Dear Mr. Ryan:

I am writing you on behalf of my client, Gaetano Gemellaro, who had previously been designated "tentative developer" of the parcel located at 53-55 Fulton Street, Boston (Dec. 26, 1974). That tentative designation was revoked by the Authority on July 7, 1977. The reason for the revocation was that Mr. Gemellaro was having difficulty in acquiring financing for this project.

The problem of financing has now been resolved. Mr. Gemellaro has a financing commitment from the Haymarket Cooperative Bank. A copy of said commitment is attached to this letter.

Gaetano Gemellaro has already spent substantial sums which in fact, add up to \$39,350.00 for demolition, roofing, windows, etc., out of his own pocket (you will find attached, a list prepared by the contractor, Renee Construction Company, of all the work completed and the charge therefor). This money was spent at a time when the Authority was anxious to have work begin on the project site. Under license from the Authority, the work which has been listed was done. Work on the site continued until Mr. Gemellaro had used up all his personal assets at which time it stopped.

During this period Mr. Gemellaro attempted diligently to acquire both construction and permanent financing. He at first was unable to acquire the needed financing. Later, he did acquire a commitment for permanent financing from the Provident Institution for Savings. Still he was unable to acquire a construction loan, which was in part due to his having expended his resources on doing the work at 53-55 Fulton Street - as one bank put it, "this means nothing, you don't own the real estate". This situation has been a hardship and a heartache for my client.



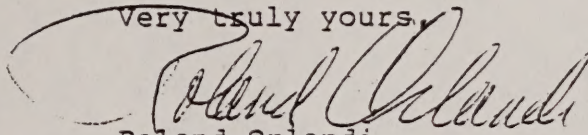
June 7, 1979  
Mr. Robert Ryan, Director  
Page 2

As you can see, my client has spent considerable time, money and effort to make this development a reality. In fact, he has continued to search out financing. As a result of his diligence and persistence he has now been successful in acquiring financing for the project which will now be for five (5) condominium units rather than eight (8) apartments as originally envisioned. Now that the financing is available, he is anxious and ready to begin construction on this project immediately and to complete construction in a most expeditious manner.

My client, Gaetano Gemellaro, is now asking that he be redesignated as developer of 53-55 Fulton Street, Boston.

May I hear from you on this matter as soon as possible.

Very truly yours,



Roland Orlandi

RO:smc

Enclosures



FRANK L. VIOLA  
president

# Haymarket

The Co-operative Bank of Boston, Massachusetts

May 11, 1979

Mr. Gaetano Gemellaro  
35 Carlson Avenue  
Revere, MA 02151

Mortgage Approval Letter

Application of: Gaetano Gemellaro

Premises: 53-55 Fulton St., Boston

Dear Mr. Gemellaro:

The Haymarket Co-operative Bank (Lender) has approved your application for a mortgage loan upon compliance and performance of the following terms and conditions:

1. AMOUNT OF LOAN: \$100,000.00
2. INTEREST RATE: 12%
3. INTEREST AND PRINCIPAL SHALL BE PAYABLE AS FOLLOWS:  
Interest only on monies advanced for a term of one year or until completion of construction. Principal and Interest payable monthly in advance for the balance of a twenty (20) year term.
4. OBLIGATION: The mortgage shall be evidenced by the note of Gaetano Gemellaro, et ux.
5. SECURITY: This loan shall be evidenced by a parcel of land known as 53-55 Fulton Street, Boston, Massachusetts with buildings thereon to be improved according to plans and specifications to be submitted.
6. VALID LIEN: The borrower shall grant to the Lender a valid lien on the premises. The validity of such lien shall be solely determined by the Lender's attorneys.

-continued-

315 Hanover Street, Boston, Massachusetts 02113, Tel. (617) 227-1122  
26 Central Square & 983 Bennington Street, East Boston, 02128



7. DOCUMENTATION: All documentation in connection with this transaction shall be in forms acceptable to Lender's attorneys, which may vary, but not violate statutory form.
8. TAXES AND ASSESSMENTS: All taxes and installments of assessments due any payable shall have been paid at the time of the closing. The borrower will supply the Lender with proof of payment, if so requested.
9. TAX DEPOSITS: The borrower will pay to the Lender on a monthly basis an amount estimated by the Lender to pay the real estate taxes on or before the next due date.
10. ZONING: The borrower will provide, if so requested, to the Lender's proper evidence from an acceptable source showing that the proposed or existing buildings in no way violate any existing zoning regulations.
11. SURVEY: The borrower will provide, if so requested, a survey of the premises prepared by a surveyor acceptable to the Lender. Such survey will show no state of facts deemed objectionable to the Lender's attorneys.
12. INSURANCE: The borrower shall furnish to the Lender such fire, hazard, builder's risk and other insurance coverage as the Lender may require. Such insurance to be with companies, in amounts and on terms satisfactory to the Lender.
13. CHATTEL MORTGAGE: The borrower will execute and deliver to the Lender as additional security a chattel mortgage covering all furnishings, fixtures and other personal property used in the operation and maintenance of the premises.
14. ASSIGNMENT OF RENTS: The borrower will execute and deliver to the Lender an assignment of rents covering the premises.
15. CLOSING DATE: This loan must close within thirty (30) days following acceptance of this commitment.
16. CONSTRUCTION LOAN AGREEMENT: It is understood that this loan is to be a Construction Loan and advances will be subject to the Construction Loan Agreement drawn by Lender's attorneys. All advances will be subject to the usual 10% retainage on all amounts requisitioned.
17. PLANS AND SPECIFICATIONS: The Lender shall not be bound to close this



loan until it receives and approves in writing the plans and specifications of the project. Lender shall also receive a written assignment to use these plans from the architect at no further cost to Lender.

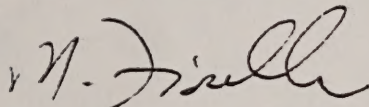
This commitment shall stand open for a period of seven (7) business days from issuance and may be accepted upon the execution and the return of the attached letter along with a commitment fee of \$2,500.00 within the next seven (7) day period. It is understood that in the event the loan fails to close, the commitment fee will be retained by the Lender.

If these terms are acceptable to you, please return the executed copy of this letter and your check payable to Haymarket Co-operative Bank along with the following information:

- a) Plans and Specifications
- b) An insurance policy for 100% builder's risk and fire and extended coverage
- c) Title references

Very truly yours,

HAYMARKET CO-OPERATIVE BANK



Maureen Fiorelli  
Assistant Vice President

MF:aes  
Enclosures



RENEE CONSTRUCTION COMPANY

WORK COMPLETED 53-55 Fulton St. Includes all material and labor.

Demolition, clean out of entire building-removal of four freezer chest, all interior and outer partitions down to brick wall's ceilings down to beams, all wiring and plumbing and floors down to sub floors, including elevator and elevator motor and shaft. Concrete slab on three floors and taking down partition wall front half. Also removal of pitched roof 25 ft. high

\$10,300.00

Framing of pitched roof to former height with addition of loft and double dormer.

\$7,500.00

Roof- shingled(Bird Bent) with copper gutter's and copper rain leders front and rear, all necessary flooring and caping of party walls and all copper pan for walk out porch

\$4,500.00

Brick Work-repairing and replacing brick work front and rear of building, including replacement of all window berths and sills, brick in windows in rear according to window size and air conditioner sizes 9,300

Sandblast all paint off both front brick wall and rear brick wall and front concrete pillars.

\$900.00

Rough Carpentry=framing windows to prepare for thermo windows throughout, including polytalline window openings to close in against the winter, temporary framing and plywood ground floor front of building, also door and locks

\$900.00

New thermo windows-installed (10)

\$1,500.00

Electrical -temporary lighting each floor \$ 450.00

Brickwork interior , raising brick cobble ground floor 2 ft. to except new floor joists and brick in existing opening between buildings.

\$2,500.00

Remove floor joist ground floor level

\$1,500.00



## MEMORANDUM

JULY 5, 1979

TO: Boston Redevelopment Authority

FROM: Robert J. Ryan, Director

SUBJECT: Downtown Waterfront Project No. Mass. R-77  
Tentative Designation of Developer. Parcel C-2-33  
53-55 Fulton Street

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In February 1974, the Authority advertised the availability of seven buildings along Fulton Street within Parcel C-2 for rehabilitation purposes.

Following the process previously established by a Federal Court ordered stipulation, the Developers Selection Advisory Committee reviewed the submissions in October 1974 and submitted to the Authority, for its consideration, a list of names which they recommended.

One of those named by the Committee was Guy Gemellaro, 35 Carlson Avenue, Revere, who was subsequently tentatively designated developer by the Authority of the building at 53-55 Fulton Street, Parcel C-2-33. Mr. Gemellaro, however, was unable at that time to finalize his financing and thereafter, the Authority on August 18, 1977, voted to rescind his tentative designation as developer.

Mr. Gemellaro has recently requested that the Authority reconsider him as developer of the Fulton Street property. He has submitted architectural plans satisfactory to the Authority staff and a financing commitment for rehabilitating the building.

In light of the long delay and the requirements under the Federal Court ordered stipulation that developers for the Fulton Street buildings must be taken from the list submitted by the Advisory Committee, and in view of the fact that Mr. Gemellaro prior to the dedesignation, had performed substantial structural work on the building, it is recommended the Authority redesignate Mr. Gemellaro as developer of the property. The redesignation is appropriate in order to carry out rehabilitation of the last property on Fulton Street in accordance with the Plan objectives.

An appropriate resolution follows:



